

WTC 88159

2010-013004

Klamath County, Oregon



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11/05/2010 03:52:38 PM

Fee: \$42.00

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR'S NAME:  
The Bank of New York Mellon Trust Company,  
National Association FKA the Bank of New York  
Trust Company, N.A. Successor to JPMorgan  
Chase Bank N.A.

GRANTEE'S NAME:  
Ronald E York and Helen D. York

SEND TAX STATEMENTS TO:  
Ronald E York and Helen D. York  
4315 Bartlett  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:  
Ronald E York and Helen D. York  
4315 Bartlett  
Klamath Falls, OR 97603

Escrow No: 4610016619-FTEUG03  
4315 Bartlett  
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

The Bank of New York Mellon Trust Company, National Association FKA the Bank of New York Trust Company, N.A. Successor to JPMorgan Chase Bank N.A., Grantor, conveys and specially warrants to Ronald E York and Helen D. York, Tenants by the Entirety

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lot 7 of Villa Saint Clair, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon \*Clair

ENCUMBRANCES: 2010-11 taxes a lien not yet payable, rights of the public, easements, reservations, covenants, conditions and restrictions of record, of any

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$194,000.00  
~~\$150,000.00~~

Dated September 29, 2010

The Bank of New York Mellon Trust Company,  
National Association FKA the Bank of New York  
Trust Company, N.A. Successor to JPMorgan  
Chase Bank N.A.

BY: 

As: Attorney in Fact

42 Amt

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State of California

COUNTY of San Diego

This instrument was acknowledged before me on September 30, 2010  
by Josh Parkiss as Attorney In Fact of The Bank of New York Mellon Trust  
Company, Natinal Association FKA The Bank of New York Trust company, N.A., successor to JPMorgan  
Chase Bank N.A..

E. J. McGinness, Notary Public - State of California

My commission expires: January 27, 2013



Special warranty deed

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